



ASSOCIATION NEWSLETTER

October 6, 2011

PARKING REMINDER

The following are a couple parking reminders:

Parking Reminder #1:

Vehicles left unattended for any length of time in **No Parking--Tow-Away zones** will be towed at owner's expense. **This includes Vendor or Service Repair vehicles.** The No Parking zones must be kept clear for Emergency Response vehicles. Do not suggest, encourage, recommend or allow Service vehicles to park in these restricted areas. If a Service vehicle needs to park close to the Unit for access to tools and other equipment, especially in the evening when Visitor parking is limited, the service vehicle should park in the Unit's own assigned parking space. Vehicles can park temporarily to load and unload, but should not be left unattended for more than 15 or 20 minutes.

Parking Reminder #2:

Vehicles parked in Visitor or Long-term Parking areas must display a valid, current license and registration. Several vehicles parked in the complex are not currently registered. Unregistered vehicles whose registrations are significantly out-of-date will be considered abandoned and tagged for towing.

APPLIANCES SHOULD BE PROMPTLY HAULED BY UNIT OWNER

Having an appliance in or around a trash enclosure makes the whole area look unsightly. If you replace an appliance in your unit, please make arrangement to have it promptly hauled away. Please do not leave it at the trash enclosure and expect the Association to do so. Unfortunately, the Association will charge back to the unit owner for all related costs of having to discard the appliance. Thank you for your help.

FREE HAULING OF OLD REFRIGERATORS

Currently, SCE is offering a \$50 rebate for hauling away your old refrigerator. Please check their website for further information. As a reminder,

there's a proper way to leave the refrigerator while it's waiting to be picked up.

RESIGNATION RECEIVED FROM TODD MATSON

The Board recently received a resignation letter from Todd Matson, a long time board member. The Association would like to thank Todd for his service over the years. Todd has served in various capacities from Treasurer, Secretary, to President. We wish him the best in his endeavor to pursue a graduate degree.

POOL GATE MUST BE SECURELY LOCKED

For everyone's safety, when coming in or going out of the pool, please take a few seconds to make sure that the gate is securely latched. Thank you for not propping the gate open. County Health Dept will take actions if they find that the gate is left unlocked.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest new members: Mr. M Mullenary, Ms. S. Mowll, Ms. A. Hendricks, and Ms. K. Mullin.

THANKS TO OUR VOLUNTEERS

Speaking about thanks, the Association also would like to thank Manfred Schon, Bill Rauch, Todd Matson, and a couple of gentlemen from Enviroscaping for their help in cleaning and removing some old exercise equipment.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

ANNUAL MARATHON SCHEDULED

The Association received the following email from one of the organizers:

I work with the SB Marathon which will be Saturday, November 12th this year. The race begins at 7:15 a.m. at Dos Pueblos High School and goes by the Grove Condos early in the race. The Grove is about mile 6.5 on the course and the runners will go by between 7:45 a.m. and 8:55 a.m. There will be some road closures near The Grove. The runners will be on the westbound side of Hollister Avenue going towards the Sandpiper Golf Course. Cars will be permitted on the eastbound side of Hollister Avenue, and there will be a deputy sheriff at the entrance to the Grove to permit homeowners to enter and exit the Grove during the race.

The purpose of this e-mail is to inform you of this year's event and to find out if the homeowners at The Grove had any concerns with last year's race so that we can work on them prior to the race. Please let me know. Thank you.

Bill Rupp (ruppww@aol.com)

**RENOVATION OF EXERCISE ROOM
FORTHCOMING**

With an owner's help, the Board is looking into renovating the Exercise Room. Please stay tuned.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION NOT RESPONSIBLE
FOR LARGE ITEMS LEFT AT
TRASH ENCLOSURE**

From time to time, large items such as furniture or appliances have been left at one of the trash enclosures. The garbage company will not pick up these items. If you have anything like this to discard, please personally arrange to have it done rather than leaving it at a trash enclosure. Your neighbor will appreciate your consideration.

**ASSOCIATION TO REPAIR LEAKY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **October 13, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. (Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month). All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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